

**NOTES:**

- EAST HUBBARD PROPERTIES, PHASE II IS NOT WITHIN ANY EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
- EACH LOT PURCHASER SHALL PROVIDE PRIVATE ON-SITE SEWAGE FACILITIES FOR EACH LOT OWNER'S NEEDS.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.
- COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION IN SAID DRAINAGE WAYS.
- COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING CONDITIONS.
- ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5686" UNLESS OTHERWISE NOTED.
- ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.  
~ THE EXISTING OSSF ON LOT 3 IS A CONVENTIONAL OSSF - IF THE EXISTING SYSTEM EVER FAILS, REPAIRS TO THE EXISTING SYSTEM WILL NOT BE ALLOWED. THE ENTIRE SYSTEM MUST BE REPLACED WITH AN APPROVED ALTERNATIVE SYSTEM (AFTER REVIEW AND PERMITTING THROUGH CDS).  
~ THE P.E. AS-BUILT SUBMITTED WITH THE REPLAT SHOWS ALL OSSF COMPONENTS FOR LOT 3 TO BE COMPLETELY WITHIN THE BOUNDARIES OF LOT 3. IF ANY OF THE OSSF COMPONENTS ARE ACTUALLY OVER THE LOT LINE AND ON LOT 2R, THE ENTIRE SYSTEM MUST BE REPLACED.
- MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS).
- INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM.
- COLLIN COUNTY BUILDING PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THE PURPOSE OF THIS REPLAT IS TO SPLIT LOT 2 INTO TWO SEPARATE BUILDABLE LOTS.
- TREE REMOVAL AND LOT GRADING MAY BE REQUIRED ON INDIVIDUAL LOTS FOR ON-SITE SEWAGE FACILITY INSTALLATION AND/OR OPERATION.
- A PORTION OF LOTS 2R AND 3 IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN:  
~ ANY OSSF THAT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN IS SUBJECT TO SPECIAL PLANNING REQUIREMENTS.  
~ A CERTIFICATE OF ELEVATION ESTABLISHING BASE FLOOD ELEVATION AND PROVING THAT THE FINISHED FLOOR WILL BE AT LEAST 1' ABOVE BASE FLOOD ELEVATION MUST ACCOMPANY ANY PERMIT APPLICATION FOR A STRUCTURE THAT IS PROPOSED TO BE LOCATED WITHIN THE CURVILINEAR LINE OF THE 100-YEAR FLOOD PLAIN.

**Health Department Certification:**

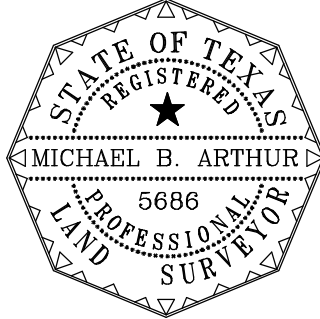
I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative  
Collin County Development Services

**Surveyor's Certificate**

I, Michael B. Arthur, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from a actual on the ground survey of the land, and the monuments shown hereon were found and or placed under my personal supervision.

Michael B. Arthur  
Registered Professional Land Surveyor  
Texas Registration No. 5686



**STATE OF TEXAS )  
COUNTY OF COLLIN )**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

NOTARY PUBLIC in and for the State of Texas



Utility Service Providers:	
Water Service provided by	Culleoka Water Supply
Electric Service provided by	TXU Electric
Telephone Service provided by	A. T. & T. Telephone

This plat approved by the Collin County, Commissioners  
On \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Keith Self, Collin County Judge

**OWNER - LOT 2-R**

Arthur M. Flores  
11559 County Road No. 483  
Lavon, Texas 75166

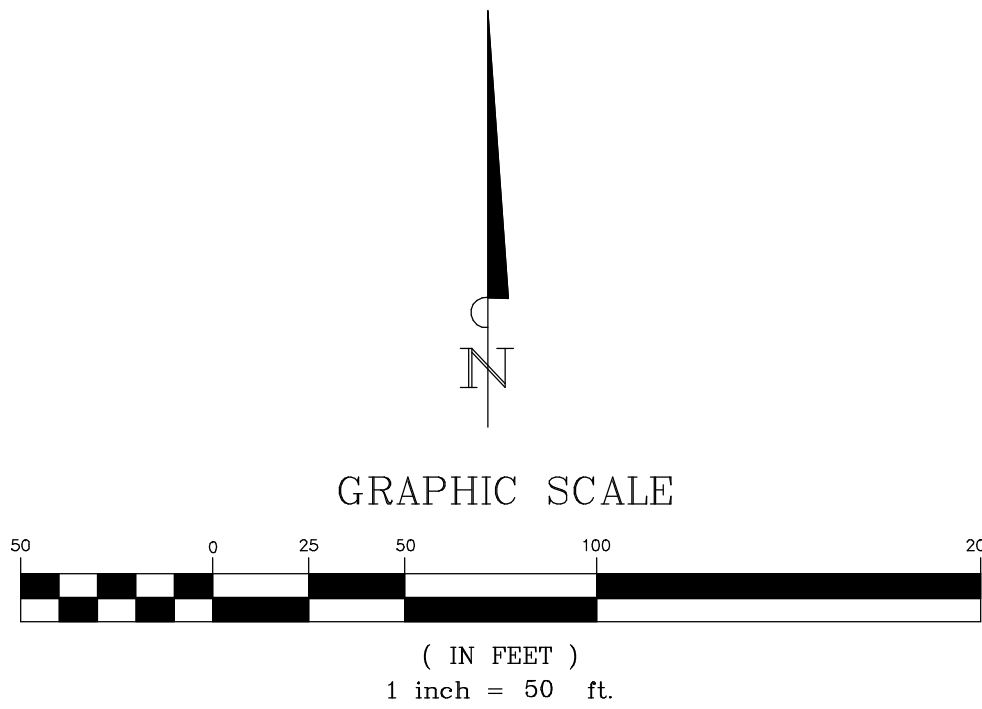
**OWNER - LOT 3**

Mark Bottoms and  
Susan Bottoms  
11559 County Road No. 483  
Lavon, Texas 75166

**SURVEYOR:**

**North Texas Surveying, LLC.**  
Registered Professional Land Surveyors

1515 South McDonald St., Suite 110,  
McKinney, Tx. 75069  
Ph. (469) 424-2074 Fax: (469) 424-1997  
www.northtexassurveying.com



**OWNERS CERTIFICATE**

**STATE OF TEXAS )  
COUNTY OF COLLIN )**

WHEREAS, Arthur M. Flores, Mark Bottoms and wife, Susan Bottoms are the owners of a tract of land situated in Collin County, Texas and being a part of Lot 2 of EAST HUBBARD PROPERTIES, PHASE II, as recorded in Cabinet G, Page 62, of the Map Records of Collin County, Texas (M.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as 1/2" iron rod set) at the northwest corner of said Lot 2, same being the southwesterly corner of Lot 1 of said addition, said corner also being in the easterly line of County Road No. 483;

THENCE North 89°31'00" East, along the common line between said Lots 1 and 2, a distance of 773.69' to a 1/2" iron rod found for the northeasterly corner of said Lot 2, same being the southeasterly corner of said Lot 1 and also being in the westerly line of a tract of land described by deed to the Estate of Luther B. Nicholson, as recorded under Collin County Clerk's File No. 08-0122988, of the Deed Records of Collin County, Texas (D.R.C.C.T.);

THENCE along the common line between said Lot 2 and Nicholson tract, the following courses and distances:

South 01°13'02" East, a distance of 190.19' to a 1/2" iron rod set for corner;

South 32°40'11" West, continuing along the common line between said Lot 2 and Nicholson tract, a distance of 347.82' to a 1/2" iron rod set for corner, said corner being in the northerly line of the aforementioned Brewer tract;

THENCE South 88°38'13" West, along the northerly line of said Brewer tract, a distance of 585.98' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the southwesterly corner of said Lot 2, same being in the aforementioned easterly monumented line of County Road No. 483, from which a 1/2" iron rod found bears, South 62°52'59" West, a distance of 2.46';

THENCE North 00°29'00" West, along said easterly monumented line of County Road No. 483, same being the westerly line of said Lot 2, a distance of 490.37' to the POINT OF BEGINNING and containing 7.996 acres of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, Arthur M. Flores, and Mark Bottoms and wife, Susan Bottoms are the sole owners of the above described property and do hereby adopt this plat designating the hereinabove described property as LOTS 2-R AND 3 - EAST HUBBARD PROPERTIES PHASE II, in addition to Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation of the Collin County and all public utilities desiring to use or using same. All and any public utility and the Collin County shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements; and the Collin County and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Collin County.

WITNESS, my hand at Collin County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

By: \_\_\_\_\_  
Arthur M. Flores- Owner Lot 2-R

By: \_\_\_\_\_  
Mark Bottoms - Owner Lot 3

By: \_\_\_\_\_  
Susan Bottoms - Owner Lot 3

**STATE OF TEXAS )  
COUNTY OF COLLIN )**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Arthur R. Flores, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

NOTARY PUBLIC in and for the State of Texas

**STATE OF TEXAS )  
COUNTY OF COLLIN )**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Mark Bottoms, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

NOTARY PUBLIC in and for the State of Texas

**STATE OF TEXAS )  
COUNTY OF COLLIN )**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Mark Bottoms, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

NOTARY PUBLIC in and for the State of Texas

**REPLAT  
LOTS 2-R AND 3 of  
EAST HUBBARD PROPERTIES  
PHASE II**

**BEING A REPLAT OF  
EAST HUBBARD PROPERTIES  
PHASE II  
(Cab. G, Page 62)**

**7.996 ACRES IN THE  
Drury Anglin Survey, Abstract No. 2  
COLLIN COUNTY, TEXAS**

Scale: 1" = 50'

Date: May, 2010